



## Regent House, 291-307 Kirkdale, London SE26 4QD

Office space in a range of sizes available on short term leases.



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

# Regent House, 291-307 Kirkdale, London SE26 4QD

## Units available from £200 per calendar month

### **LOCATION:** -

The property is located on the corner of Kirkdale (A2216) and Spring Hill at the roundabout where Sydenham Road (A212), Westwood Hill (A212) and Kirkdale meet, with Sydenham Road being the main Sydenham High Street. The property is positioned adjacent to Sydenham Train Station which provides a regular service into London Bridge. Sydenham train station also now benefits from London Overground connections to Croydon to the south and Canary Wharf/ East London to the north.

### **DESCRIPTION:** -

The business center contains a range of individual units that would be perfect for new businesses or anyone looking for a short term office space. There is access to a conference room and kitchen as well as male and female W/C's. The units are carpeted, the majority have good natural light and some are available partially furnished.

### **ACCOMMODATION:**

- Units available between 105ft<sup>2</sup> (9.75m<sup>2</sup>) – 223 ft<sup>2</sup> (68m<sup>2</sup>).
- Meeting room available for occasional use.
- Communal kitchen.
- Male and female w/c's.

**USE/PLANNING:** - We understand the units currently fall within Class B1 (Business) of the current Town and Country (Use Classes) Order. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**TENURE:** - The units are offered on leases of initially up to twelve months with the right for the landlord to determine on three months' notice after the initial 12 month term.

**RENT/PRICE:** - Monthly rents from £200 per calendar month. Business rates, lighting, heating, electricity, maintenance and communal cleaning all included, apart from telecoms and internet.

**EPC RATING:** - The property has an Energy Performance Certificate rating of 130 within Band F Rating

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters



# Regent House, 291-307 Kirkdale, London SE26 4QD



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

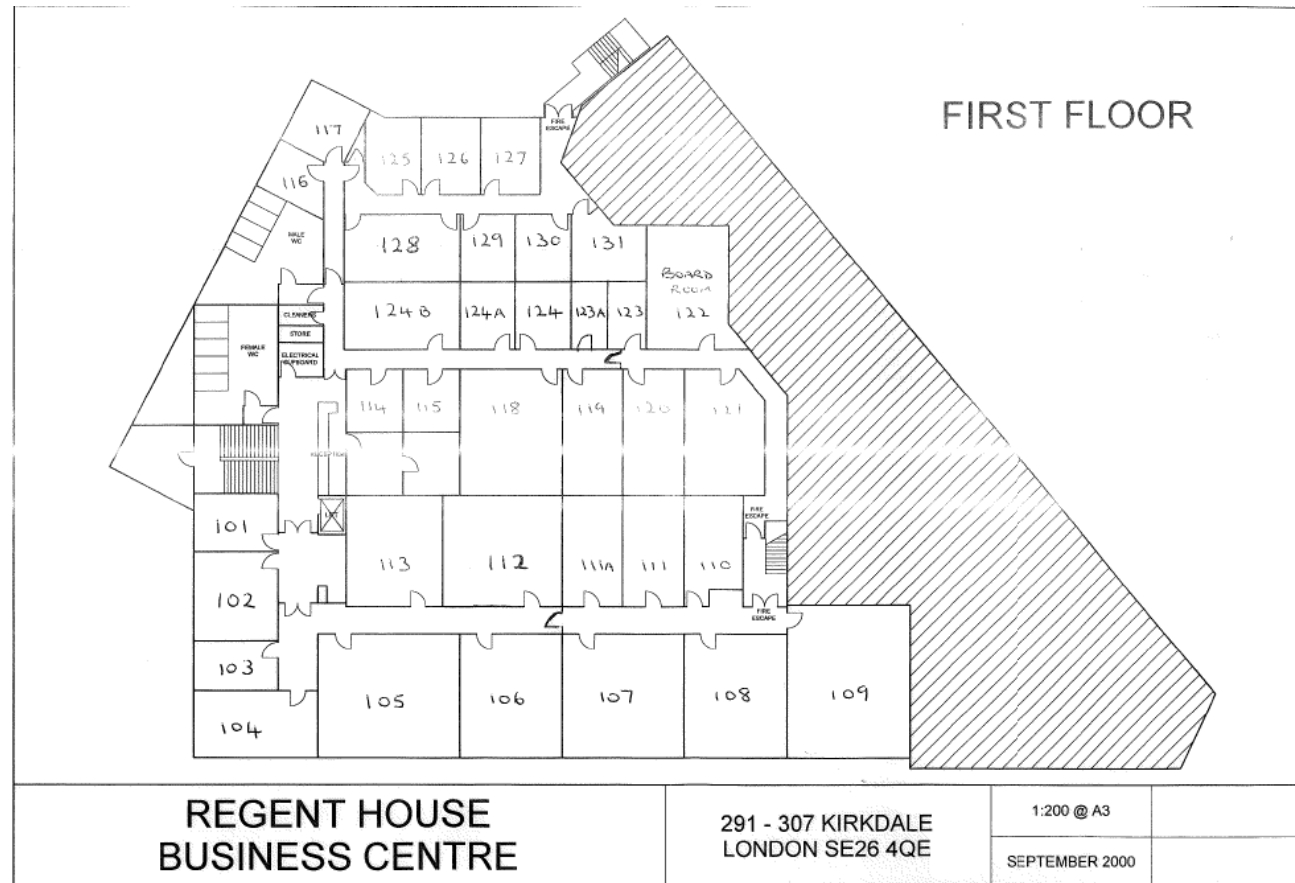
Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters

# Regent House, 291-307 Kirkdale, London SE26 4QD



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

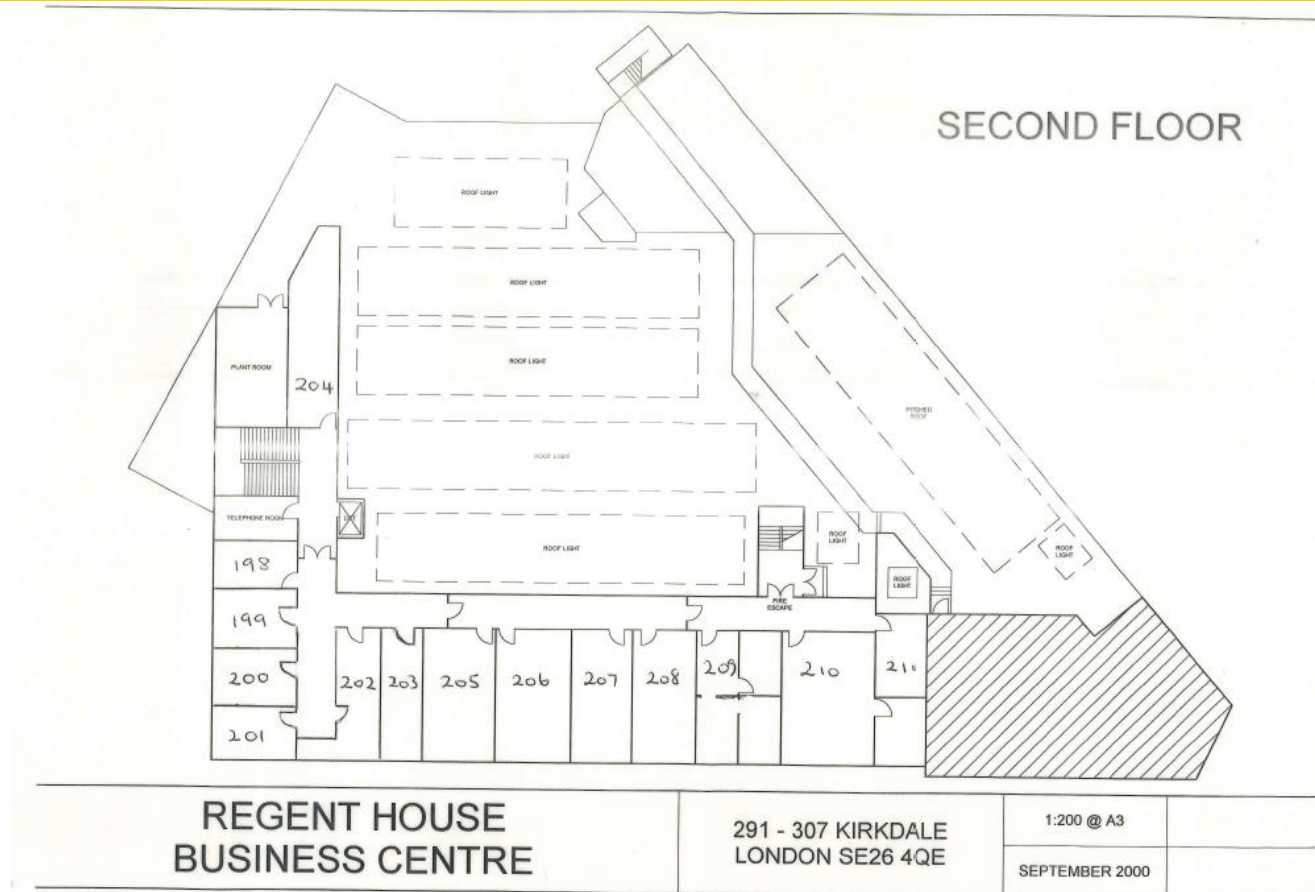
Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
5) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
6) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters

# Regent House, 291-307 Kirkdale, London SE26 4QD



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
7) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
8) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters